

Design and Access Statement (rev. b)

Replace existing conservatory with single storey rear extension to living room and replace existing front door Porch and associate alterations and access.

Jericho, 188 Hawthorn Road, Bognor Regis, PO21 2DE

1.0 Introduction:

This Design and Access statement has been prepared for consideration in conjunction with the application for planning permission to replace the existing conservatory (Planning Permission ref. BR/293/96) with a single storey rear extension to the living room, of the same foot print.

And a replacement front door porch, at 188, Hawthorn Road, Bognor Regis in accordance with current government requirements.

2.0 Context:

188 Hawthorn Road is a residential care home for 6 persons with learning difficulties and 4 'live in' cares. The proposals are for the use of this care home only.

188 Hawthorn Road also has some day centre facilities located in the outbuildings. As noted above however the proposals are for the use of the care home.

The building is a detached house on 3 floors, of traditional construction. The original house is thought to have been build in the 1920 ish.

The single storey rear extension will provide an enlargement to the existing living room, thereby providing for all year round use of the space as oppose to the only seasonal use of the existing conservatory.

The extension is set substantially away from the boundaries on either side, the proposal should thus not affect the properties on either side.

With reference to the existing porch, this is in poor condition. The proposed porch will be smaller than the existing porch and will as a result be build below the existing tiled roof which will be retained.

3.0 Amount:

The proposed rear extension provides for 10.35 sqm gross internal space, the same as the existing conservatory.

The replacement Porch will be 5.6 sqm gross internal, which will replace the existing Porch which has a 8.3 sqm gross internal space.

4.0 Layout:

The layout of the property is shown on the drawings accompanying the application.

5.0 Scale:

The scale of the rear extension is single storey with wall and roof detailing that will closely match the existing single storey part of the kitchen/dining room.

The reduced size of the front door Porch is located below the existing eaves/roofline and as such will provide for a more harmonious and pleasing front elevation appearance.

6.0 Landscaping:

The proposals include a level access to the front porch and level terrace to the rear extension giving level access to the French doors. There are no specific landscaping proposals included with the application.

7.0 Appearance:

Materials for the new extensions will match the existing house. All as shown on the drawings accompanying this application and noted on the application form.

8.0 Access:

The proposal for the extension will be subject to building control and the requirements of Part M of the Building Regulations will be taken into account as far as is required.
